

Shelby Guizar

From: Shelby Guizar
Sent: Thursday, June 29, 2023 1:17 PM
To: Copy Center
Cc: Zachery Cardoso
Subject: SPR-ADJ23-17 Decision - Print and Mail
Attachments: SPR-ADJ23-17 Affidavit for Decision.DOC; SPR-ADJ23-17 Mailing List.xlsx; SPR-ADJ23-17 Decision.pdf

Hi,

Please print and mail the attached decision to the attached mailing list.

Thank you,
252580
Print 453.06
Mail 452.05

- Shelby Guizar | 503-540-2315

AFFIDAVIT of MAILING

STATE OF OREGON)
CITY OF SALEM)

I, Josh Horrocks, do hereby certify that on June 29, 2023, I deposited true and correct copies of the NOTICE OF DECISION in the Salem post office addressed to the attached mailing list, for the application for Class 3 Site Plan Review and Class 2 Adjustment Case No. "SPR-ADJ23-17"; Application No. 22-125120-PLN:

Summary: Proposed new 9,000 square-foot, two-story, office building with associated off-street parking and site improvements.

Request: A Class 3 Site Plan Review application for a proposed new 9,000 square-foot, two-story, office building with associated off-street parking and site improvements; together with a Class 2 Adjustment to the development standards of the Fairview Refinement Plan II refinement plan to:

- 1) Allow the southeast corner of the building to exceed the maximum allowed 20-foot setback abutting Strong Road SE and allow less than 70 percent of the lot frontage of the property abutting Strong Road SE and Lindburg Road SE to be occupied by buildings placed at the minimum setback line;
- 2) Allow the proposed building to exceed the maximum 20-foot side street setback abutting the private internal street;
- 3) Allow the off-street parking area to the north of the proposed building to be setback less than the minimum required 20-foot setback abutting Lindburg Road SE and the private internal street; and
- 4) Allow the minimum required floor-area-ratio (lot coverage) of the development to be less than 0.75 FAR.

The subject property is approximately 1.2 acres in size, zoned FMU (Fairview Mixed-Use) within the Fairview Refinement Plan II refinement plan, and located at 3985 Lindburg Road SE (Marion County Assessor Map and Tax Lot Number: 083W11AB02900)."

A copy of such notification is filed in the case file. Said notifications were addressed to all applicable parties per SRC 300, Procedures Ordinance.

DATED at Salem, Oregon, June 29, 2023.



Josh Horrocks

Shelby Guizar

From: Shelby Guizar
Sent: Thursday, June 29, 2023 2:16 PM
To: Shelby Guizar
Cc: Bryce Bishop
Subject: Notice of Decision - Case No. SPR-ADJ23-17 for 3985 Lindburg Rd SE
Attachments: SPR-ADJ23-17 Decision.pdf

BCC List: lisa@reidsaunders.org; srose@accoac.com; bbural@accoac.com; SMARTYSKIRT24@GMAIL.COM; RANDOM.DAVIS@GMAIL.COM; NOVKID@YAHOO.COM; FUELYN@GMAIL.COM; PLANNING@CHERRIOTS.ORG; Adam Deshon; Aimee Foster; Alan Kessler; Andrew Wilch; Austin McGuigan - Polk Co. Planning; Bill Lawyer - Keizer PW; Brandon Pike; Brandon Reich, Marion Co. Planning; Cara Kaser; Claude Kennedy; Cody Murphy; Craig Farnstrom; Curtis Pellatz; Daniel Kizer; David Fridenmaker - Salem-Keizer School District; David Hughes; David Kopecky; Dennis Will (NOLA Land Use Chair); Diana Downs, Marion Co. Assessor's Office; Gerry Juster; Hannah Stevenson; Heather Smith; Hilary Leavell; Jennifer Marshall; John Miller, Wildwood-Mahonia; John Paskell; John Rasmussen - Marion Co. PW; Kathleen Dewoina; Kelley Hamilton; Ken Spencer; Kimberli Fitzgerald; Laura Piatt; Laurel Christian; Lesley Hegewald - Mid-Willamette Valley Council of Governments; Marion Co Assessor's Office; Marion County Planning; Matthew Olney; MCLDEP; N. Combs, Marion County Assessor's Office; Nicole Bess; Olivia Dias; Paula Greer, Black & Associates; Prescott Mann; Robb Witters, Marion County Assessor's Office; Robin Dalke; Ryan Slack; Sarah McKinney; Shadya Jones; Shane Witham; Statesman Journal Newsroom; Suzanne Reynolds; T. Rohlfig - Marion Co. Assessor's - Commercial Lead; Terry Neal; Valarie Patoine; Virginia Barreda; Whitney Woodworth; Alan Meyer; Geoffrey James - Morningside N.A.; Heather Sorensen; Irma Coleman; James Santana; Joe Farrior; Leonard Nelson; Lisa Anderson-Ogilvie; Liz Backer; Pamela Schmidling, Morningside NA; Steve Buresh; Tammy Keen; Trevor Phillips

Hello,

The Notice of Decision for Site Plan Review and Adjustment Case No. SPR-ADJ23-17 for 3985 Lindburg Rd SE is attached for your information. Hard copies go out in the mail today for those of you who are to receive one.

Application Summary: Proposed new 9,000 square-foot, two-story, office building with associated off-street parking and site improvements.

Please direct questions or comments to the **CASE MANAGER:**

Bryce Bishop

BBishop@cityofsalem.net

503-540-2399

Thank you,

Shelby Guizar (she/her)

Administrative Analyst

City of Salem | Community Development Department

555 Liberty St SE, Suite 305, Salem, OR 97301

SGuizar@cityofsalem.net | 503-540-2315

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